

LONG RANGE PLANNING

TO: Plan Review Steering Committee
FROM: Long Range Planning Staff
DATE: October 21, 2001
SUBJECT: Summary Notes from the GMA Steering Committee meeting of
October 17, 2001 (Meeting #22)

Attendance:

Steering Committee Members:

Jay Cervený	City of La Center Council Member
Dean Dossett	City of Camas Mayor
Jeanne Harris	City of Vancouver Council Member
Michael Hefflin	City of Ridgefield Council Member
Betty Sue Morris	Clark County Board of Commissioners (Chair)
Craig Pridemore	Clark County Board of Commissioners
Judie Stanton	Clark County Board of Commissioners

Public:

Kathy Folkers	Howsley Law Office
Ken Hadley	Self
Jessica Hoffman	Clark County Association of Realtors
Patrick Holmes	Howsley Law Office
James Howsley	Howsley Law Office
Randy Printz	Landerholm Law Firm
George Vartanian	Self

Staff:

Jose Alvarez	Clark County Long Range Planning
Monty Anderson	City of Washougal Planning Director
Rich Carson	Clark County Community Development Director
Derek Chisholm	Clark County Long Range Planning
Tamara DeRidder	City of Vancouver Long Range Planning Manager
Lianne Forney	Clark County Public Outreach & Information Director
Patrick Lee	Clark County Long Range Planning Manager
Marty Snell	City of Camas Planner
Bryan Snodgrass	City of Vancouver Planner

1. Introductions

Commissioner Morris called the meeting to order at 4:20 PM at the Dollars Corner Fire Station. Attendees introduced themselves and their affiliation.

2. Review September 19, 2001 meeting Notes

A motion was made, seconded, and passed to approve the September Meeting Summary.

3. Update of the population and employment allocation process (Pat Lee)

Commissioner Morris began the session by providing the Steering Committee with an overview of the tertiary lands tour attended by fellow commissioners Craig Pridemore and Judie Stanton, and Bart Phillips of the Columbia River Economic Development Council (CREDC). Commissioner Morris indicated that several of the tertiary lands visited were in various stages of development and after much prodding Bart Phillips suggested that 50% of tertiary lands be eliminated.

Pat Lee handed out a revised version of the capacity analysis that indicates the number of vacant and buildable lands in the residential, commercial and industrial categories.

Commissioner Pridemore questioned the apparent surplus of industrial lands. He felt that every indication during the update process has favored expansion of industrial land. A discussion ensued which provided some possible reasons for the surplus of industrial land. Pat Lee indicated that the hierarchy of industrial lands (prime, secondary, and tertiary) was a response to a remand from the Hearings Board that indicated the county had too much industrial land. Changes made to the Vacant and Buildable Lands Model since 1994 (exclusion of tax-exempt property and critical land definition) were also cited as potential factors. There was some confusion as to whether expansion of UGA's in the industrial section is based solely on prime land, prime and secondary or inclusive of prime, secondary and tertiary. The Steering Committee decided the Board needs to revisit the policy issues on industrial lands.

Dean Dossett suggested an evaluation of tertiary lands be undertaken to determine the cost of converting to prime.

Commissioner Morris questioned the need for expansion of industrial land as a way to generate tax revenue in the short run. She felt that there is no guarantee that by expanding outside UGA's revenue will be forthcoming since sewer lines are not available outside of UGAs.

Dean Dossett responded that without having the certainty that land would be within city limits or UGA it would be very difficult to make long term plans. Dossett added that if you're planning to grow you need to look beyond your city limits.

Jeanne Harris responded that there aren't many options left within the city limits of Vancouver. While the industrial question may not be as important because of the Port the light industrial and commercial deficiencies will be difficult to address without annexation. There is no guarantee the property will be there (available) when needed.

Commissioner Morris asked what each city needed to know about 179th street if it makes sense for industrial use? Dossett responded that he would need to know what the plan was going to be so that they could identify infrastructure needs and create a master plan and coordinate with other jurisdictions to determine what is the best use for the site.

Commissioner Morris asked if the master planning strategy would apply to 192nd dubbed the “war zone” between Camas and Vancouver. Harris responded that it would be possible and would make sense to do so.

Commissioner Pridemore expressed his feeling that without some agreement between the cities they will be fighting with each other. Pridemore felt that the process of updating the Comprehensive Plan is a way of master planning the county with each jurisdiction figuring out what works best for them.

The Cities expressed concern that the Board had asked them to review their planning assumptions and they chose not to adopt any changes from the original planning assumptions.

There was some confusion as to where the directive to review the planning assumptions originated. Commissioner Pridemore stated that he would not have asked the jurisdictions to make changes to the planning assumptions because of his familiarity with their creation, a negotiated agreement of the Plan Monitoring TAC.

Jeanne Harris felt unclear about how certain assumptions came about and whether or not they work for jurisdictions individually.

Pat Lee commented that county staff felt the direction from the Board was to check all assumptions.

Commissioner Morris added that her concern was whether the vacant and buildable lands model and maps were accurate so that the county could determine if there is sufficient land available.

It was suggested that it would be helpful to honor the work the cities had done.

Commissioner Pridemore didn't feel that incorporating the cities planning assumptions would be possible due to the negotiations that came out of the Plan Monitoring TAC. Pridemore asked what the cities want instead of going through contrived assumptions, just tell us what you want. This formula will not tell you the future of your jurisdiction. It just tells you how many acres we need to add. The real question is where are you going to add and where does it fit in.

Cities feel it is important to strive for reality, get away from cookie cutter planning and take into account the differences in jurisdictions.

Commissioner Pridemore reiterated that the cities do have all the flexibility in the world. Pridemore realizes that the planning assumptions are an attempt to have some uniformity in principle but that it doesn't always manifest itself exactly on the ground.

Commissioner Morris asked each jurisdiction to state what they understood to be the outcome of the meeting.

Camas - Not clear on what is expected of cities. Camas and Vancouver should get together with county to explore opportunities for jointly master planning.

Ridgefield – Much of the discussion didn't pertain to us, envision no future expansion.

La Center – Interested in expanding Commercial/Industrial uses at the I-5 junction. Continue to participate in revenue sharing discussions.

Vancouver – Joint planning effort with Camas is good. BOCC would like clarity as to what the cities want to accomplish through the comprehensive plan review. Some hope that jurisdictions can come together for Master planning.

Next Steps:

1. By October 26, County Staff will send each jurisdiction the allocations of land for residential and commercial uses based on the planning assumptions agreed to by the Board. The allocations will identify the number of people and number of commercial jobs that are expected be accommodated in existing urban growth areas, both incorporated and unincorporated. The total excess population and commercial jobs that cannot be accommodated in existing UGA's will also be delineated and converted into acres of UGA expansions necessary to accommodate that excess.
2. Industrial land allocations will be made once the Board revisits the Industrial lands issue. County staff will review the record regarding development of the 1994 industrial lands inventory to inform the discussion of industrial land supply at the BOCC work session scheduled for October 24 at 9:00 AM.
3. After all allocations have been finished, jurisdictions which believe those allocations either conflict with their ability to provide adequate levels of service for residents or contradict core planning values should convey those concerns to county planning staff to explore possible solutions. The Board of Commissioners will make the final decisions.
4. County Staff will meet with Vancouver and Camas Staff the week of October 29 to delineate the geographic area outside UGB's between the two Cities that should be the basis for exploratory discussions regarding potential joint master planning efforts among the County, the City of Vancouver and the City of Camas.

4. Other

5. Next meeting date and time

Next meeting is November 21, 2001.

6. Adjourn

The meeting adjourned at 6:20 PM.

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